Little High Valley
PROPERTY MANAGEMENT PLAN

Project Location

17870 Little High Valley Rd,

Lower Lake, CA 95457

Project Parcels

Lake County APNs:

Cultivation/ Project Parcels: 012-061-03

Project Managers:

Mark McDonald

January 24, 2020

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Project Description

Little High Valley (LHV) is seeking a Major Use Permit to obtain Two A-Type 3 "Outdoor" Licenses and an a Type 13 Self-Transport Distribution License from the County of Lake Community Development Department to allow a total of 87,120 ft^2 of commercial cannabis canopy area, with a total of 90,620 ft^2 of cultivation area at 17870 Little High Valley Rd, Lower Lake, CA on Lake County APN: 012-061-03. The proposed cultivation method is via an above grade organic soil mixture in above ground beds with a drip irrigation system. The proposed cultivation areas will be surrounded by a 6-foot tall chain link fence. Proposed ancillary facilities include one 3,500 s.f. Processing Facility, and eight 2,500-gallon water tanks (one being steel/fiberglass for fire suppression). Agricultural chemicals associated with cannabis cultivation (fertilizers, pesticides, and petroleum products) will be stored within the secure proposed 3,500 ft^2 processing building. The proposed processing building will contain cannabis processing activities such as drying, trimming, curing, and packaging. There are no off-site residences within 200 feet of the cultivation site.

The current owner and applicant of the property is "17870 Little High Valley LLC" who is owned and operated by Mark McDonald. The total acreage of all the parcels qualified is 78.39 acres. The project parcel is zoned RL/ Rural Land. The parcel is located roughly 1.25-mile Northwest of the intersection of Spruce Grove Rd and Henderson Ranch Rd. Lower Lake. Based on the location of the parcel, there are no jurisdictional watercourses onsite, except for a Class III creek on the South west boundary of the parcel. The cannabis cultivation area will be setback a minimum of 100 feet from the top of the bank of any body of water. There are no other surface water bodies on the Project property. There will be no surface water diversions with this project.

Little High Valley plans to be fully organic with their supplements of both dry and liquid fertilizers. The proposed fertilizers for the project will be organic compost. Any fertilizers and pesticides used with this project will be from the approved list through CDFA prior to use. All of the fertilizers, nutrients, and pesticides will only be purchased and delivered to the property as needed. They will be stored separately in the processing facility, in their original containers and used as directed by the manufacturer. All pesticides/fertilizers will be mixed/prepared on an impermeable surface with secondary containment, at least 100 feet from surface water bodies. Empty containers will be disposed of by placing them in a separate seal tight bin with a fitted lid and disposed of at the local solid waste facility within the county. At no time will fertilizers/nutrients be applied at a rate greater than 319 pounds of nitrogen per acre per year (requirement of the State Water Resource Control Board's Cannabis General Order). Water soluble fertilizers/nutrients will be delivered via the drip and micro-spray irrigation system(s) of the proposed cultivation operation to promote optimal plant growth and flower formation while using as little product as necessary. Petroleum products will be stored year-round in State of California-approved containers with secondary containment and separate from pesticides and fertilizers, within the storage area.

The proposed cultivation operation will utilize drip irrigation systems, to conserve water

resources. The well near the center of the parcel will be pumped to the water storage tanks nearby. From the well to the storage tanks LHV will utilize water lines, which are a combination of PVC piping and black poly tubing. Water use is projected to be approximately 1,493,470 gallons per year (please see Water Use Section for methodology). Straw wattles are proposed around the cultivation areas to filter sediment from stormwater as it moves off the property. The natural existing vegetated buffer will be maintained as needed between all project areas and waterways on the property.

A Biological Assessment for the property was completed on September 9, 2020 prepared by Pinecrest Environmental Consulting, 105 Morris Street Suite 184, Sebastopol, California 95472. The results of the Biological Assessment can be found in the attached report.

A Cultural Resource Evaluation for the parcel was completed on September 9, 2020 prepared by Dr. John Parker, RPA. As no "significant" historic sites or features were found, it was recommended that the proposed project be approved as planned. Please see attached study for full results and recommendations. LHV is aware that if any archaeological, paleontological, or cultural materials be discovered during site development, all activity shall be halted in the vicinity of the find(s), the local overseeing tribe shall be notified and a qualified archeologist retained to evaluate the find(s) and recommend mitigation procedures, if necessary, subject to the approval of the Community Development Director. The applicant shall halt all work and immediately contact the Lake County Sheriff's Department and the Community Development Department if any human remains are encountered. All human remains will be treated in accordance with Public Resources Code Section 5097.98.

LHV's site will not require a high amount of electricity as they will be cultivating 87,120 s.f. outdoor using all-natural sunlight. However, an electrical upgrade will be applied for with the proposed structures building permits once the permit is approved. All electricity needed for the project at this time will be supplied from existing solar panels and PG&E. The proposed project does have a backup generator; however, it will only be used when PG&E cannot be supplied. The project does not propose the storage or use of any hazardous materials. All organic waste will be placed in the designated composting area within the cultivation area. All solid waste will be stored in bins with secure fitting lids until being disposed of at a Lake County Integrated Waste Management facility, at least once a week during the cultivation season. The closest Lake County Integrated Waste Management facility to the proposed cultivation operation is the Eastlake Landfill.

At this time Little High Valley is currently being operated and managed by Mark McDonald, who has completed his background check. All future LHV employees will undergo a background check by the Lake County Sheriff's Department before starting employment and be a United States citizen or eligible for employment within the US. The project's core business hours of operation will take place between 8am-7pm with deliveries and pickups restricted to 9am-7pm Monday through Saturday and Sunday from 12pm-5pm. The Community Liaison/Emergency Contact, Mark McDonald, 707-799-8202, mdm@sonic.net will be available to contact 24 hours a day, seven days a week, including holidays.

The project property is accessed by a private access driveway connecting to Little High Valley Rd. The existing driveway that leads through the property will be layered with 6' gravel of crushed rock. The total access roadway will be approximately 801' in length, with an approximate slope of 0-2%. At minimum, the driveway will be 20 ft wide with 14 ft of unobstructed horizontal clearance and 15 feet of unobstructed vertical clearance. The access driveway will have 6-inch gravel added to the entire length of it that is not currently asphalt. There are 8 parking stalls (One ADA), as well as a hammerhead turnaround at the terminus 60' wide and 20' in length. The access driveway to the parcel currently has a security gate at the entrance of the parcel. The gate entrance will be at least 2 feet wider than the width of the traffic lane with a minimum of 14 feet unobstructed horizontal clearance and 15 feet on unobstructed vertical clearance. The gate will be locked outside of core operating/business hours (8am to 6pm) and whenever LHV personnel are not present. The gate will be secured with a heavy-duty chain, commercial grade padlock and a Knox Box to allow 24/7 access for emergency services. Only approved LHV managerial staff and emergency service providers are able to unlock the gates on the Project Property. The fencing for this project will include a perimeter fence around the entire outdoor cultivation area. The cultivation area fence will be a 6 ft tall chain link fence with a privacy mesh screen and mounted with security cameras.

As Little High Valley is applying for a Type-13 Self-Transport Distribution license, there will be a dedicated loading zone in the parking lot. LHV will utilize unmarked transport vans to transport products off premises and will be in compliance with all California Cannabis Track and Trace requirements throughout the distribution process.

Supplemental Data for Initial Study

***Please Note- a CEQA Initial Study in the Lake County template will be provided with the project in a Microsoft Word Document through FileTransfer and can be emailed directly to the project planner.**

Description of project and its operational characteristics

Type of Business: *Commercial Cannabis Cultivation*

Product or service provided: *Cannabis*

Hours of Operation: *8am to 7pm*

Number of shifts: *2 shifts, 3 shifts at peak. Employees are needed only at certain times of the cultivation season.*

Number of employees per shift: *8 employees are estimated*

Number of deliveries per day: *Max 1*

Number of pick-ups per day: *Max 1*

Lot Size: *78.39 acres in total*

Number and type of company vehicles: *2, likely a pickup truck*

Type of loading facilities: *There will be a designated open loading zone in the front entrance of the cultivation site*

Floor area of existing structures: *Existing Residence*

Proposed building floor area: One *3,500 s.f. Processing facility Total Proposed = 3,500 s.f.*

Number of parking spaces: *8 (1 ADA) parking spots proposed*

Number of floors: *1*
Additional Relevant Information: *Applying for early activation, will not build any structures until full approval and SRA standards are met. LHV would like to cultivate upon approval.*

Description of Site Prep/Construction Activities

- **When do you anticipate starting construction?**

September 2021, or earlier upon approval, weather permitting.

- **How long will construction take?**

Approximately 5-7 weeks.

- **What days/times will construction occur?**

9am to 6pm, Monday through Saturday.

- **What type of construction equipment will be used?**

Truck, hand tools, general construction equipment.

- **What many truck vehicle trips will be necessary for construction?** *Approximately 130 to 160.*

- **Will equipment be idling during construction?**

All equipment will be shut off when not in use.

- **Where will construction equipment be staged/stored?**

On existing driveway/parking lot

- **Will any trees or vegetation be removed? If yes, please provide type and amounts.**

Low shrubs as needed

- **How much grading is anticipated to occur and where?**

No grading is proposed. Any grading needed for the processing facility will be covered through the building permit.

- **Will soil be imported or exported to/from the site? If so, where and what amount?**

Soil will be imported from a source yet to be determined. It will be used to supplement the soil mix currently on the property after each growing season.

- **Is trenching required? If yes, please provide location, dimensions and cubic**

yards.

Additional trenching for this project will not be required.

- **How much water will be used for construction, operation and maintenance? What is the water source?**

Please see Water Use Section

<u>Other questions and information needed for the Initial Study</u>

- **Describe how scenic views or vistas are impacted by the cultivation site.**

Views will not be impacted at all, due to the topography of the site, surrounding vegetation, and its distance from common public roadways, the site is unlikely to be seen off property.

- **What lighting is proposed for the project? Will areas be lit at night?**

Lighting is proposed along the front access gate, parking area, front of the future processing facility, and surrounding the cultivation area. All lighting will be fully shielded, downward casting and will not spill over onto other properties or the night sky.

- **Are there existing agricultural uses on-site besides cannabis? Will they be removed?**

There are no existing agricultural uses, therefore none will be removed to accommodate this project.

- **Will the project result in the loss of forest land? If so, describe how many acres and what type of trees.**

Low shrubs as needed

- **How will dust, ash, smoke, fumes, or odors generated by the cultivation site be managed?**

Dust: watering or placing seed/mulch/gravel on bare soil.

Odor: carbon filters, ventilation system, planting native flowering vegetation surrounding the cultivation area.

- **Are there any water features (drainages, streams, creeks, lakes, rivers, vernal**

pools, wetlands, etc.) on-site or immediately adjacent to the project? If yes, will any work take place in them or near them?

There are no jurisdictional watercourses on site except for one Class III creek in the Southwest portion of the property over 100 ft from the cultivation area. A minimum of 100-foot setbacks will be maintained from all waterways.

- **Will there be a loss of any wetland or streamside vegetation? If yes, describe where, total area, and type of vegetation lost.**

No vegetation will need to be removed, the project is a minimum of 100 feet from waterways and protects riparian areas.

- **Describe any site or buildings that have archaeological or historical significance.**

There are no known sites of archaeological or historical significance. Please see attached cultural report for any further details.

- **What are the slopes of the cultivation site?**

The cultivation area is fairly flat, with all being 0-5%

- **Describe the soils found at the site and their potential for landslides, erosion, lateral spreading, subsidence, liquefaction, or collapse.**

The soils on this property are well-drained soil with low permeability and medium runoff classification.

- **Describe methods to be taken to reduce greenhouse gases.**

Using a limited amount of equipment that produces any emissions. Offset any limited emissions by planting native vegetation surrounding the cultivation area.

- **Will solid waste be produced? If yes, how will it be disposed of?**

Some solid waste will be produced, and will be disposed of at the Lake County Integrated Waste Management facility closest to the proposed project (Eastlake Landfill)

- **Will hazardous waste be produced? If yes, how will it be disposed**

of? *No hazardous waste will be produced from this project.*

- **How will vegetative waste be managed?**

Vegetative waste will be composted within the designated composting

area.

- **How will growth medium waste be managed?**

Will be mixed within the composting area to be recycled and further used in the following grow.

- **Will any material be taken to a landfill? If yes, which one and how much material is anticipated?**

Solid waste materials consistent with regular business waste will be taken to the Eastlake Landfill

- **Describe the existing drainage patterns on the site and how they may be alternated and to what degree as a result of this project.**

Existing drainage is from the south end of the property to the north end. There will be no alterations specifically proposed and due to the low slope of the land, the proposed project will not significantly change any existing drainage patterns.

- **What Best Management Practices (BMPs) or measures will be implemented in order to prevent erosion and impacts to water quality?**

Native vegetation being maintained within the 100 ft setbacks from all watercourses that front the watercourses. Straw wattles will also be implemented around the entire cultivation area, to provide an additional buffer for runoff.

- **Is wastewater treatment required for the project? If yes, what is the source?**

Wastewater treatment is through an existing septic system; however, bathrooms are proposed in the future processing facility.

- **Describe how this project is consistent with the County's General Plan and Zoning Ordinance.**

The general plan and zoning ordinance sections pertaining to cannabis cultivation were referenced in the making

- **Describe the level and frequency of noise or vibration that will be generated from this project.**

Short-term increases in ambient noise levels to uncomfortable levels could be expected during the construction of the processing facility as well as deliveries. The hours of construction and deliveries will be limited to standard business hours.

- **Describe what measures have been taken to maintain or improve the level of**

service for the appropriate fire district and CalFire.

Maintaining the land surrounding the cultivation area can help reduce the fuel load for fires. The driveway is being improved up to County standards. Addition of the Water tanks will be available for fire suppression.

- **How is this site accessed?**

The parcel is accessed from private access roads. The proposed access to the cultivation will be 20ft wide and follow all SRA.

- **Describe the amount of traffic the project will generate?**

Daily employee trips are anticipated to be between 4 and 16 trips, about the equivalent of a new single-family dwelling (which averages 9.55 average daily trips according to the International Transportation Engineer's manual, 9th edition).

- **Are there any road improvements that would be required? If yes, please provide specs (type of materials and dimensions)**

*LHV will be improving the private access road to the further cultivation site, by applying a 6-inch layer of crushed rock/gravel and making it 20 feet wide***.**

- **Describe if this project will result in increased traffic hazards to motor vehicles, bicyclists, or pedestrians?**

This project will not result in traffic hazards as it is a private road off of a county maintained road with daily traffic patterns that will be similar to that of an average household.

- **Are greenhouses or other accessory structures proposed? If yes, what are the dimensions of the structures and materials/colors they will be constructed out of?**

One 50' x 70' Processing facility for fertilizer and pesticide storage.

What sources of energy will be used?

The project will be using existing solar panels, PG&E and a backup generator.

Planting Schedule

Purpose

The Planting Schedule is intended to portray the time of year and how much mature cannabis cultivation will occur at a single given moment in the project's life. Due to the nature of the cannabis licensing processing time being highly variable all the timings estimated below are fully contingent on the processing time of the project. The timing and planting schedules listed below are estimated to the best of the applicant's ability, however, can be changed at the discretion of the Lake County Planning Departments request. Seeing as the timing can change these should be used as a rough time frame.

A. Early Activation Phase

Little High Valley would like to begin cultivation for Early Activation as soon as the project is deemed completed from the CDD and the Early Activation Conditions are approved. For EA, LHV would like to cultivate all 87,120 s.f. of outdoor mature cannabis in above ground beds with full sunlight and no additional lighting. The area proposed to be cultivated on during EA, will be the same area as post permit approval. Please see Sheet 1 of the site plans for the area to be cultivated. Assuming the project is deemed complete prior to the end of February, LHV would begin early activation cultivation starting in April of 2021.

B. Post Permit Approval Cultivation

Once the permit is approved the building permits needed for all of the structures will be applied for. Little High Valley will continue with the same 87,120 s.f. outdoor planting schedule beginning in March and ending in October annually. All growing methods are proposed above ground beds in full direct sunlight. Please See the attached site plans for details of the areas of cultivation.

Air Quality Management Plan

Purpose

The Air Quality Management Plan is intended to maintain the high-quality air in Lake County by managing the emissions of activities associated with commercial cannabis as well as manage the off-site drift of odors. Information in this section will be pertinent to meeting the standards of Finding 1 in Section 51.4 (a) of the Lake County Zoning Ordinance, which protects the health, safety, and welfare of the county and its residents. This Air Quality Management Plan will detail the mitigation techniques used to lessen or remove the negative externalities, in relation to odor and air quality, that stem from this commercial cannabis cultivation project. Additionally, sources of emissions and odors will be described, and the agent to contact for any air quality or odor problems will be provided at the conclusion of this section.

C. Project Contact and Community Liaison

The Community Liaison/Emergency Contact for Little High Valley cultivation operation is Mr. Mark McDonald. Mr. McDonald's cell phone number is 707-799-8202 and his email is mdm@sonic.net. Any residences within 1,000 feet of the property boundaries, all of which will receive this contact information directly prior to project implementation. The Community Liaison/Emergency Contacts will be responsible for responding to or employing someone to respond to all odor complaints 24 hours a day, seven days a week, including holidays. It is highly encouraged that neighboring residents contact the above Community Liaison/Emergency Contacts to resolve any operating problems before reaching out to any County Officials/Staff.

When an odor complaint is received, the Community Liaison/Emergency Contacts will immediately take action to eliminate the odor as soon as possible. The first step will be to determine the source of the odor from which the complaint was received (cultivation area, processing facility, or other). Then the best mitigation method will be implemented depending on the source. Some of the mitigation methods include windscreens, upgrading odor control filtration systems/ventilation systems, or even installing additional odor control equipment.

D. Emission Sources

The following sources are anticipated to be the most significant emitters of odor, air pollutants, and particles from the proposed cultivation operation. However, no single source or combined sources are anticipated to be harmful or detrimental to neighboring residences or the community of Lake County.

Gasoline Powered Generator: LHV's proposed cannabis cultivation operation will be connected to the electricity through PG&E. LHV has an existing generator on the property to be used for backup.

Gasoline and Diesel-Powered Equipment: The proposed cultivation operation will generate small amounts of carbon dioxide from the operation of small gasoline engines (tillers, weed eaters, lawnmowers, etc.), and from vehicular traffic associated with staff commuting. The generation of carbon dioxide is partially offset by the cultivation of plants, which removes carbon dioxide in the air for photosynthesis.

Fugitive Dust: The proposed cultivation operation may generate fugitive dust emissions through ground-disturbing activities, uncovered soil or compost piles, and vehicle or truck trips on unpaved roads. Fugitive dust will be controlled by wetting soils with a mobile water tank and hose, or by delaying ground disturbing activities until site conditions are not windy, and by eliminating soil stockpiles. Fugitive dust may also be generated temporarily during the construction period.

Odors: Cannabis cultivation can generate objectionable odors, particularly when the plants are mature/flowering. Additionally, the ventilation system of the proposed Processing Facility, in which the processing of raw cannabis plant material from the proposed cultivation area occurs, are equipped with carbon filters/air scrubbers to mitigate odors emanating from the building.

Erosion Control Measures during grading and construction:

· Fugitive dust will be controlled by wetting soils with a mobile water tank and hose, or by delaying ground disturbing activities until site conditions are not windy, and by eliminating soil stockpiles. Also, all access roads are either asphalt or graveled in order to reduce any erosion from vehicular traffic.

· Hazardous spills:

All purchased products including chemicals, fertilizers/nutrients, pesticides, petroleum products and sanitation products will all be kept in their original containers/packaging. All fertilizers/nutrients and pesticides, when not in use, are stored in their manufacturer's original containers/packaging and undercover inside the secure processing facility. Petroleum products are stored under cover and in State of California-approved containers with secondary containment and will be stored within the processing facility. Sanitation products are stored in their manufacturer's original containers/packaging within a secure cabinet inside the existing residence. Spill containment and cleanup equipment will be maintained within the home as well. All employees will be trained to properly use all equipment according to the manufacturer's procedures. All pouring activities of any products will take place on gravel and within a secondary containment to reduce chances of spill.

· Wildfire prevention will be achieved by maintaining the project grounds. The entire vegetative area surrounding the cultivation area will be well trimmed in order to reduce fire fuel load. All

gasoline and diesel-powered equipment will only be used by trained personnel and will be turned off and stored indoors when not in use.

· Noise during grading and construction will be inevitable however, all grading and construction will only take place during regular business hours: Monday through Saturday: 9:00 a.m. - 7:00 p.m. and Sunday: 12:00 p.m. - 5:00 p.m. Also, no idling will occur, and all equipment will be turned off when not in use.

C. <u>Mitigation Measures, Monitoring, and Maintenance</u>

To help reduce odor impacts from this project, native vegetation will be maintained on the property to try masking off-site odor drift. The future processing facility, which will be holding flowered cannabis plants, will have fans and carbon filters/air scrubbers installed to prevent odors from leaving the premises during all processing phases.

All air filtration and odor mitigation equipment will be inspected every other month by a Little High Valley supervisor to ensure each one is running as efficiently as possible. All carbon filters/air scrubbers will be replaced each quarter. LHV supervisory staff will log and maintain accurate records of the replacement/ repairs to any odor mitigation system and retain records for at least three years. Annually LHV's managerial staff will review all documentation pertaining to the performance of the equipment to determine if there are any ways to further improve odor mitigations. All data and information will be made available to Lake County and/or Lake County Air Quality Management District officials upon request.

At this time there is no proposed demolition or renovations of any building, however if proposed a Certified Asbestos Consultant will be contacted for inspections.

Grounds

Purpose

The Grounds section is intended to ensure that the project property is well maintained in order to prevent the buildup of pests and bacteria, eliminating the chance that potential problems could arise and create health problems or contaminate the environment. Information in this section will be pertinent to meeting the standards of Finding 1 in Section 51.4 (a) of the Lake County Zoning Ordinance, which protects the health, safety, and welfare of the county and its residents. The Grounds section will outline the proper storage and maintenance procedures implemented in conjunction with this project, keeping the premises clean and preventing any potential contamination that could stem from the equipment or substances used.

A. Storage Procedures

All chemicals and substances that are potentially hazardous or could create problems with contamination will be stored a minimum of 100 feet from all designated surface water areas, including Class III drainage ditches running through the property. Additionally, all chemicals and hazardous substances will be stored properly according to CDFA regulations. All fertilizers/nutrients and pesticides, when not in use, are stored in their manufacturer's original containers/packaging and undercover inside the secure processing facilities. Petroleum products are stored under cover and in State of California-approved containers with secondary containment and will be stored within the processing facilities. Sanitation products are stored in their manufacturer's original containers/packaging within a secure cabinet inside the processing facility. Spill containment and cleanup equipment will also be maintained within the processing facility. No effluent is expected to be produced by the proposed cultivation operation.

B. Site Maintenance

Trash and recycling receptacles will be provided for anyone on-site to properly dispose of waste. The designated grounds manager will visually sweep the parcel and collect any waste that was not properly disposed of at the end of each day. During this daily property check, all areas of vegetation will be inspected to ensure they are not overgrown, and all access roads and parking areas will be inspected to ensure they are in good order. The necessary equipment to maintain the property to the county ordinance standards will be on hand, stored in the processing facility. Once the permit is approved, ADA compliant restrooms will be built within the processing facility.

A. <u>Calfire 4290 and 4291 SRA requirements</u>

All requirements below are proposed to be met with this project and will be confirmed with the required Community Development- Building Division inspection prior to the project being deemed complete.

- Property line setbacks for structures shall be a minimum of 30 feet.
- Per NFPA 1142 water storage tanks for commercial use will be steel or fiberglass (not plastic). At this time the applicant is getting quotes on which material will be cheaper but will only purchase either a steel or fiberglass water tank for fire suppression.
- Roadway for this commercial use shall consist of a minimum of 20 ft. wide gravel roadway.
- All weather roadway surfaces engineered for 75,000 lb. vehicles is the minimum (including bridges). All weather roadway surfaces do not have standing or flowing water that vehicles must travel through.
- The maximum roadway slope for any road is 16%.
- Gate width is 14 foot minimum and Gate setbacks are a minimum of 30 feet from a road.
- Parking allows for a turnaround/hammerhead T, or similar.
- Minimum fuel reduction of 100 feet of defensible space.

Grading and Erosion Control BMP's

Purpose

The Purpose of this Grading and Erosion Control BMP's are to highlight all the practices that will take place pre and post construction for this project. Then the goal of this section is to outline all environmental areas that could be impacted, and how each will be mitigated. The section is broken down into preconstruction, during construction, and post construction that will take place for the life of the project. All of the BMP's below are taken from the California Stormwater Quality Association BMP Handbook, The California State Water Quality Control Board BMP's, and the Lake County Water Resources Construction & Development BMPs.

A. Grading

Little High Valley project will not require grading above 50 cubic yards. The only other minor grading that will occur will be covered through the future building permits and will not exceed more than 4 cubic yards. No soil will be exported off the property. Please see Sheet 4 of the site plans for more details.

B. Pre-Construction

The activities listed below will be implemented prior to any form of the project beginning. Once the project is deemed complete and no further changes/clarifications are needed by the CDD, the applicant will begin to prepare these erosion control measures around the outlined cultivation areas, beginning with the upgrades to the roadway.

- Fugitive dust will be controlled by wetting soils with a mobile water tank and hose, or by delaying ground disturbing activities until site conditions are not windy. Prior to any vehicular traffic related to the cultivation, 6'' gravel/crushed rock will be freshly layered onto the roadway to mitigate any air quality impacts from dust/debris.
- Wildfire prevention will be achieved by maintaining the project grounds. The entire vegetative area surrounding the cultivation area will be well trimmed in order to reduce fire fuel load. All gasoline and diesel-powered equipment will only be used by trained personnel and will be turned off and stored indoors when not in use.
- Straw wattles will be placed around the cultivation area in order to prevent sediment runoff and erosion into natural drainages.

C. During Construction

The BMP's listed below will be implemented by the management team overseeing the construction. As construction/groundwork will occur twice, once setting up EA and another after the processing facility is allowed, these BMP's will remain in effect until the entire project's setup is completed.

- Vehicles will not be left staging/idling
- Vehicles will only be parked on the existing roadway/driveway or on areas that will be further developed as part of the project.
- Petroleum products will be stored under cover and in State of California-approved containers within a secondary containment inside of the storage area in order to prevent any spills.
- A native grass seed mixture and certified weed-free straw mulch will be applied to all areas that are exposed due to the construction.
- All solid waste generated from construction will be stored in bins with secure fitting lids until being disposed of at a Lake County Integrated Waste Management facility.

D. <u>Post Construction (maintained for life of project)</u>

All BMP's listed here will be implemented yearly prior to November 15th (or the beginning of the raining season).

- In order to protect against hazardous spills:
  - All purchased products including chemicals, fertilizers/nutrients, pesticides, petroleum products and sanitation products will all be kept in their manufactures original containers/packaging. All fertilizers/nutrients and pesticides, when not in use, are stored in their manufacturer's original containers/packaging and undercover inside the secure sheds. Petroleum products are stored under cover and in State of California-approved containers with secondary containment and will be stored within the processing facilities. Sanitation products are stored in their manufacturer's original containers/packaging within a secure cabinet inside the processing facility. Spill containment and cleanup equipment will be maintained within the processing facility as well. All employees will be trained to properly use all equipment according to the manufacturer's procedures. All pouring activities of any products will take place on gravel and within a secondary containment to reduce chances of spill.
- Straw wattles will remain around the cultivation area and maintained/exchanged as needed each year in order to prevent maximum sediment runoff.
- Native vegetation around the proposed cultivation operation will be maintained as a permanent erosion and sediment control measure. A native grass seed mixture and certified weed-free straw mulch will be applied to all areas of exposed soil.
- All solid waste that cannot be composted, will be stored in bins with secure fitting lids until being disposed of at a Lake County Integrated Waste Management facility, at least once a week during the cultivation season.

Security Management Plan

Purpose

The purpose of this Security Management Plan (SMP) is to minimize criminal activity, provide for safe and secure working environments, protect private property and prevent damage to the environment. This SMP includes a description of the security measures that will be implemented at the proposed cultivation operation to provide adequate security on the premises as approved by the Lake County Sheriff. The three main goals of the security plan are to prevent access to the cultivation site by unauthorized personnel, protect the physical safety of employees, and prevent theft/loss of cannabis products. This SMP is also created to be compliant with emergency regulations for CDFA's CalCannabis Licensing program and the California Department of Public Health for cannabis businesses.

A. Secured Entry and Access

The project property is accessed by a private access driveway connecting to Little High Valley Rd. The existing driveway that leads through the property will be layered with 6' gravel of crushed rock. The total access roadway will be approximately 801' in length, with an approximate slope of 0-2%. At minimum, the driveway will be 20 ft wide with 14 ft of unobstructed horizontal clearance and 15 feet of unobstructed vertical clearance. The access driveway will have 6-inch gravel added to the entire length of it that is not currently asphalt. There are 8 parking stalls (One ADA), as well as a hammerhead turnaround at the terminus 60' wide and 20' in length. The access driveway to the parcel currently has a security gate at the entrance of the parcel. The gate entrance will be at least 2 feet wider than the width of the traffic lane with a minimum of 14 feet unobstructed horizontal clearance and 15 feet on unobstructed vertical clearance. The gate will be locked outside of core operating/business hours (8am to 6pm) and whenever LHV personnel are not present. The gate will be secured with a heavy-duty chain, commercial grade padlock and a Knox Box to allow 24/7 access for emergency services. Only approved LHV managerial staff and emergency service providers are able to unlock the gates on the Project Property. The fencing for this project will include a perimeter fence around the entire outdoor cultivation area. The cultivation area fence will be a 6 ft tall chain link fence with a privacy mesh screen and mounted with security cameras. The fence posts will be set into the ground at not more than 10-foot intervals, and terminal posts set into concrete footings.

A 100-foot defensible space of vegetation will be established around the proposed cultivation operation for fire protection and to provide for clear visibility for security monitoring. A Motion sensing alarm will be installed at the main gate entrance to alert staff when someone/something has entered onto the premises. Motion-sensing security lights will be

installed on all external corners of the proposed cultivation area(s), and at the main entrance to the Project Parcel. All lighting will be fully shielded, downward casting and will not spill over onto other properties or the night sky.

Staff are instructed to notify the LHV supervisor on duty immediately if/when suspicious activity is detected. The LHV supervisor will investigate the suspicious activity for potential threats, issues, or concerns and will contact the Lake County Sheriff's Office immediately if/when a threat is detected. If the active supervisor on duty is not a manager, the LHV managerial staff will be contacted immediately following the contact of the Lake County Sheriff's Office.

If a visitor arrives at the proposed cultivation operation via the main entrance during core operating hours, they will be greeted by a member of LHV staff. The staff member will verify the visitor's identification and escort the visitor to the appropriate area for their visit. No visitors will ever be left unattended.

B. Theft Prevention

All LHV staff are required to undergo a criminal background check. Visitors and staff are required to sign-in and sign-out each day and note the areas/tasks in which they worked that day. LHV will adhere to the inventory tracking and recording requirements of the California Cannabis Track-and-Trace (CCTT) system. All staff members will be trained in the procedures of the CCTT system, and any cannabis movement will be reported through the CCTT system. At least two members of LHV's managerial staff will be designated to supervise all tasks with high potential for diversion/theft and will document which staff member took part in each of the roles. In the event of any diversion/theft, law enforcement and the appropriate licensing authority will be notified within 24 hours of discovery.

C. Community Liaison and Emergency Contact

The Community Liaison/Emergency Contact for Little High Valley cultivation operation is Mr. Mark McDonald's. Mr. Mcdonald's cell phone number is 707-799-8202 and his email is mdm@sonic.net. The Community Liaison/Emergency Contact will be made available to everyone through multiple sources including this Use Permit, Lake County Officials/Staff and the Lake County Sheriff's Office. LHV will encourage neighboring residents to contact the Community Liaison/Emergency Contact to resolve any problems before contacting County Officials. When a complaint is received, the Community Liaison/Emergency Contact will document the complainant, their contact information and the reason for the complaint. The Community Liaison will then take action to resolve the issue as quickly and efficiently as possible and follow up with the complainant to update them on the actions being taken to resolve the issue brought up. A summary of complaints/issues will be provided in LHV's Annual Performance Review Report.

D. Video Surveillance

Little High Valley uses a closed-circuit television (CCTV) system with a minimum camera resolution of 1080p at a minimum of 30 frames per second to record activity in designated areas. All cameras will include motion sensors that are color capable with all exterior cameras

being rated I-66 waterproof and all interior cameras being moisture proof. Cameras monitoring the cultivation area will be equipped with thermal technology. The CCTV system feeds into a monitoring and recording station in the existing residence, in a secured office, where video from the CCTV system is digitally recorded. Once the processing facility can be built, it will hold the monitoring and recording station for all the recorded video. LHV will obtain a video management software that will integrate the cameras of the CCTV system to door alarms and will be equipped with a failure notification system that immediately notifies staff of any interruptions or failures. All cameras of the CCTV system operate continuously 24 hours a day, 7 days a week, recording current date and time on the feed. All recordings are kept a minimum of 90 days, and 7 years for any corresponding reported incidents caught on tape.

Proposed camera placements can be found on the accompanying Security Site Plan. Areas that will be covered by the CCTV system include:

- Entryways to the property, cultivation areas, and Processing facility (once built),
- Perimeter of the cultivation/canopy areas
- The monitoring, recording station and security room,
- Interior of the Processing Facility (once built).

Stormwater Management Plan

Purpose

The Stormwater Management Plan is intended to ensure that commercial cannabis projects do not have any negative impacts on the environment through stormwater runoff and any water the project may discharge. Particularly this section mandates necessary stormwater mitigation measures to help reduce the transportation of sediment, prevent erosion problems, and maintain the quality of nearby surface water. This Stormwater Management Plan will detail the mitigation measures proposed to be implemented as well as the monitoring and reporting procedures that will ensure the stormwater mitigation measures are well maintained throughout the life of the project. This section works in accordance with the Erosion and Sediment Control site plan (Sheet 2).

A. Stormwater Management, Erosion and Sediment Control Measures

Little High Valley plans to add a 3,500 s.f. Processing facility for a total proposed 3,500 s.f. of impervious footprint. This total impervious footprint is roughly .02% of the area of the project parcels. The outdoor canopy area itself will not increase the impervious surface area of the Project Parcels as it is proposed as outdoor, and therefore should not increase the volume of runoff from the Project Site. As mandated by the development standards in Article 27, Section (at), all development, cultivation, pesticides, and fertilizers will be located a minimum of 100 feet from all surface water, which includes the unnamed seasonal creeks identified on the property. As depicted on the Topographic Map site plan (Sheet 6), the slope of the cultivation area is relatively level, with small gradual slopes. Displayed is a minimum of 100 feet of naturally existing vegetated buffer area between project areas which will naturally filter any runoff, removing sediment, nutrients, and pesticides that become mobilized and allow it to infiltrate into the soil/groundwater basin. There are proposed straw wattles surrounding the outdoor cultivation to prevent sediment movement from the cultivation site to natural surface water. At the county's request or if site characteristics change over the course of time, the applicant will extend straw wattles to further mitigate sediment movement.

B. Erosion and Sediment Control Measures

LHV will maintain the existing natural vegetated buffer around the proposed cultivation operation as needed. Native vegetation around the proposed cultivation operation will be maintained as a permanent erosion and sediment control measure. A native grass seed mixture and certified weed-free straw mulch will be applied to all areas of the exposed soil. Straw wattles will be installed around the entire cultivation area and maintained throughout

the proposed cultivation operation. If areas of concentrated stormwater runoff begin to develop, additional erosion and sediment control measures will be implemented to protect those areas and their outfalls. LHV Site Managers will conduct monthly monitoring inspections to confirm that this operation is in compliance with California Water Code.

- A visual monitoring inspection program will be implemented to check the following, at a minimum frequency of before each rain event.
  - All water conveyance areas and storm water drainage areas to identify any spills, leaks, or uncontrolled pollutant sources.
  - All BMPs to identify whether they have been properly implemented and remain in adequate condition.
  - Any storm water storage or containment areas and ensure the maintenance of adequate freeboard.
- Apply straw mulch to the cultivation area after the conclusion of the growing season to prevent erosion.
- All BPTC Measures will be completed by November 15th.
- If areas of concentrated stormwater runoff begin to develop, additional erosion and sediment control measures will be implemented to protect those areas and their outfalls.

During Construction these BMP's will be implemented and maintained throughout the life of the project:

· Straw wattles will be installed and maintained throughout the entire life of the proposed cultivation operation around the outdoor cultivation.

· Piled topsoil that is exposed will be covered with a tarp while not in use to maintain sediment control and reduce dust impacts.

·Gravel will be placed along all access roads to reduce exposed dirt.

C. <u>Regulatory Compliance (Stormwater)</u>

Little High Valley proposed cannabis cultivation operation is enrolled for coverage under the StateWaterResources Control Board's Cannabis General Order (Order No. WQ 2019-0001-DWQ) as a Tier 2 Low Risk Discharger (WDID: 5S17CC428984). A Site Management Plan was developed for the proposed commercial cannabis cultivation operation and will be reviewed by the Central Valley Water Board's Cannabis Cultivation Waste Discharge Regulatory Program prior to cultivation. Stormwater runoff from the proposed cultivation operation will not discharge into any Lake County maintained drainage system. The access to the cultivation site does not contain any bridges or culverts. The BMP's along with the erosion and sediment control measures, the proposed project will not increase the volume of stormwater discharges from the Project Property onto adjacent properties or flood elevations downstream.

D. Monitoring and Reporting Program

The following are the Monitoring and Reporting Requirements for LHV's proposed cannabis cultivation operation from the Cannabis General Order:

- Winterization Measures Implementation
- Tier Status Confirmation
- Third Party Identification (if applicable)
- Nitrogen Application (Monthly and Total Annual)

An Annual Report shall be submitted to the State Water Quality Control Board by March 1st of each year. The Annual Report shall include the following:

1. Facility Status, Site Maintenance Status, and Storm Water Runoff Monitoring.
2. The name and contact information of the person responsible for operation, maintenance, and monitoring.

A letter transmitting the annual report shall accompany each report. The letter shall summarize the number and severity of violations found during the reporting period, and actions taken or planned to correct the violations and prevent future violations. Little High Valley will adhere to all monitoring requirements to maintain compliance with the Cannabis General Order, and upon request submit a copy of the Annual Monitoring Report to the County.

E. Cannabis Vegetative Material Waste / Growing Medium Management

Depending on the methods of growing done for the year, it is estimated around 4,000 lbs. of vegetative waste will be generated annually. However, in order to reduce waste and recycle nutrients, all vegetative waste, even if more than 4,000 lbs., will either be buried in the composting area found within the cultivation area or chipped and stored to be used when soil cover is needed. All solid waste will be stored in bins with secure fitting lids until being disposed of at a Lake County Integrated Waste Management facility, at least once a week during the cultivation season. The closest Lake County Integrated Waste Management facility to the proposed cultivation operation is the Eastlake Landfill.

LHV proposes to plant above ground, where additional growing medium will be purchased as needed between seasons. Fertilizers as well as recycled vegetative waste that has been composted on site will be used to supplement the existing soil on site.

Water Use Management Plan

Purpose

This Water Use Management Plan is designed to conserve Lake County's water resources and to ensure that the proposed cultivation operation's water use practices are in compliance with applicable County, State, and Federal regulations at all times. This Water Use Management Plan focuses on designing a water efficient delivery system and irrigation practices, and the appropriate and accurate monitoring and reporting of water use practices. The Water Use Plan aims to provide details for all the sources of water on the property, how it will be used and its amount of use.

A. Water Sources and Irrigation

Water is provided to LHV's proposed cultivation operation from a groundwater well, located on the southern boundary of parcel 012-061-03. The well will pump water to the 10 2,500-gallon water tanks (one being steel/fiberglass) at each of the cultivation sites . Water will then be delivered to the plants using highly efficient drip irrigation. Water lines are a combination of PVC piping, black poly tubing, and drip lines. The water storage tanks will be equipped with float valves to prevent overflow and runoff of irrigation water when full. Additionally, safety valves will be equipped to supply lines in case the flow of water needs to be stopped in an emergency situation. A meter compliant with Title 23, Division 3, Chapter 2.7 of the California Code of Regulations will be installed and attached to the water system in order to record continuous data that will be maintained for a 5-year duration minimum. All records will be made available to all interested state and county departments upon request.

The 2 meters required to be installed on the well will be:

- A totalizing well meter that continuously measures the total water output. The consultant for the project has recommended the use of the GPI G2 Series meter depending on the well configuration. Please see attached product sheet on the final page of the management plan.
- A continuously recording water level monitor. The consultant for the project has recommended the use of the Well Watch 670. Please see attached Product sheet for more details. Please see attached product sheet on the final page of the management plan.

*If the professional installation company recommends different meters, the new well meter specifications will be supplied to water resources.

B. <u>Projected Water Use</u>

Due to the federally illegal status of cannabis, the industry is far behind other crops in water use studies. While few exist, it is probable that the resulting water use numbers from these studies are only accurate to a certain degree, particularly as water use is extremely dependent upon the natural conditions of the location where cultivation is taking place. According to Bauer et al. (2015), a study of water use in Northern California determined cannabis plants used approximately 22.7 liters per day, which translates to roughly 5.99 gallons per day. It has also been documented through CalCannabis's Final Programmatic Environmental Impact Report that outdoor cannabis uses between 25-35 inches per year, based on Hammon et al. (2015). The PEIR also stated that it is comparable to other crops such as corn, tomatoes, alfalfa, and hops. However, projecting cannabis water use in line with that of tomatoes (20 inches per year) would likely be the absolute minimum as the few water use studies published have been more in line with 25-35 inches per year.

It is almost a certainty that water use will differ between projects, based on soil type, irrigation method, and growing method, among other factors, however, through well monitoring these estimates can be replaced with much more robust numbers in the future. For the purposes of this Water Use Management Plan, the following table below will display water use estimates based on range of probable outcomes starting at 20 inches (a probable best case scenario) up to 35 inches (a probable worst case scenario) of water per year and a total canopy area of 87,120 ft^2. The average (27.5 inches) being the projected water use total for this project until further data is captured.

Total Project Water Use Estimates*	
Inches	Gallons
20-25 (best case scenario)	1,086,160 - - - 1,357,700
25-30 (likely scenario)	1,357,700 - - - 1,629,240
30-35 (worst case scenario)	1,629,240 - - - 1,900,780
Estimated Water Use Total for Project*	
27.5 (average)	***1,493,470****

Monthly Water Use Estimates							
April	May	June	July	Aug	Sept	Oct	Nov
92,995.7	179,241.4	216,895.3	247,893.8	247,893.8	247,893.8	179,241.4	81,378.2

*Estimates based on data from available published studies and are unlikely to reflect the true water use of this project. Actual water use could be lower or higher depending on conditions and methods of irrigation. By utilizing micro drip irrigation, water use is more likely to be lower than the estimated water use total.

Methodology:
Approximately 27,154 gallons of water equals one inch of water per year for one acre (USGS). To achieve the total amount of gallons, the gallons per inch per acre was multiplied by the number of inches. A foot being 12 inches, therefore, one-acre foot of water would be approximately 325,850 gallons of water, with 27.5 inches yielding a value of 746,740 gallons per acre for outdoor.

C. <u>Water Conservation</u>

In accordance with the State Water Quality Control Board Cannabis General Order, LHV will implement the following BMPs and mitigation techniques to help conserve water over the duration of the project.

- A visual monitoring inspection program will be implemented to check the following, at a minimum frequency of before each rain event:
  - All water conveyance areas and storm water drainage areas to identify any spills, leaks, or uncontrolled pollutant sources.
- LHV will use drip lines for water delivery to the plants in order to efficiently and effectively irrigate.
- The areas inside the cultivation area without ground cover will be applied with mulch to conserve soil moisture within the grow area.
- An inline water meter will be installed on the dripline supply line as well as the water storage tanks in order to accurately determine where and how much water is being used. Staff will record and log all data in order to be reviewed annually to see the project's water use.

FLOMEC®

G2 SERIES (PRECISION TURBINE METERS)

A full line of FLOMEC® G2 Series Precision Turbine Meters are available in a variety of housing materials. Rugged and dependable, the G2 Series offers:

- Stainless Steel for most chemicals and fuel products
- Aluminum for petroleum based products
- Brass for most water applications
- PVDF for aggressive chemicals

FEATURES / BENEFITS

- Meter is designed for thin fluids < 100 cp
- Modular design allows for use with Output Modules, Sensors and Remote Transmitters
- 2 Totals (Batch = Resettable, Cumulative = Non-resettable); Rate of Flow. Factory calibrated in gallons and litres. Field calibratable. Includes non-volatile totals.
- High accuracy meter
- Internal parts are simple to replace for easy maintenance
- Lithium battery life: 5 years

APPLICATIONS

- Batching
- Blending
- Water
- Industrial Fluids
- Plating Solutions
- Ammonium
- Food & Beverage Processing
- Fuel Products
- Monitoring Clean Fluids
- Plant Process Water
- Chemical Feed Lines
- Harsh Chemicals (Sulfuric Acid & Bleach)

PRODUCT CONFIGURATION

PRODUCT IDENTIFIER 1
G2 = Industrial Grade Flowmeter

TURBINE MATERIAL 2
S = Stainless Steel
A = Aluminum
P = PVDF (1/2" & 1" only)
H = High Pressure Stainless Steel
B = Brass

TURBINE SIZE 3
05 = ½ inch
07 = ¾ inch
10 = 1 inch
15 = 1-½ inch
20 = 2 inch

FITTING TYPE 4
I = ISO (Female) BSPT (ISO 7 Designation is RC)
N = NPT (Female)
F = 150# ANSI Flange - available on S10, S15 and S20 only
T = Tri-Clover® fitting - available on S05-S20 only
X = Electronics only - for metal meters
Z = Electronics only - for plastic meters

ELECTRONIC CHOICE 5

Turbine with Local Display
09 = 2-Button Computer, Field Configurable (Cumulative, Batch & Rate)
19 = Vertical Mount 2-Button Computer, Field Configurable (Cumulative, Batch & Rate)

Turbine, Local Transmitter, with No Display
80 = Unscaled Pulsed Transmitter (Open Collector)
81 = QSI Version 1 (Scaled Pulse, RS485 [MODbus or BACnet], BTU Calculator, Bluetooth)
82 = QSI Version 2 (Scaled Pulse, Data Logger, BTU Calculator, Bluetooth)
83 = QSI Version 3 (Scaled Pulse, Data Logger, 4-20mA, Bluetooth)

Turbine, Local Transmitter, with 09 Display
90 = Unscaled Pulsed Transmitter (Open Collector)
91 = QSI Version 1 (Scaled Pulse, RS485 [MODbus or BACnet], BTU Calculator, Bluetooth)
92 = QSI Version 2 (Scaled Pulse, Data Logger, BTU Calculator, Bluetooth)
93 = QSI Version 3 (Scaled Pulse, Data Logger, 4-20mA, Bluetooth)

No Electronics - Turbine Only
XX = No Electronics - Turbine Only

CALIBRATION 6
GM = GPM & L/min (Gallons Default)
LM = GPM & L/min (Litres Default)
XX = No Calibration (Use with Electronic Choices 41, 71, 72 or Turbine Only)

PACKAGING 7
A = Use for Turbine Only or 09 Electronics choice (Sizes 05-10)
B = Use for Turbine Only or 09 Electronics choice (Sizes 15-20) Use for 19 Electronics choice (Sizes 05-10)
C = Use for 19 Electronics choice (Sizes 15-20)
D = Use for Turbine Only or 09 Electronics choice, with ANSI Flange (Sizes 10) Use for 19 Electronics choice with ANSI Flange (Sizes 10)
E = Use for Turbine Only or 09 Electronics choice, with ANSI Flange (Sizes 15-20) Use for 19 Electronics choice with ANSI Flange (Sizes 15-20) Use for 80 thru 93 Electronics choice, with ANSI Flange (Sizes 10)
F = Use for 80 thru 93 Electronics choice (Sizes 05-20)
G = Use for 80 thru 93 Electronics choice, with ANSI Flange (Sizes 15-20)

1	2	3	4	5	6	7
---->>>> G2	S	15	N	09	GM	B

eno scientific®

Well Watch® 670

Permanent Sonic Water Level Indicator

The Well Watch 670 water level indicator with *Sonic Sense* technology utilizes low frequency sound waves to provide accurate, continuously updated measurements for ground water management.

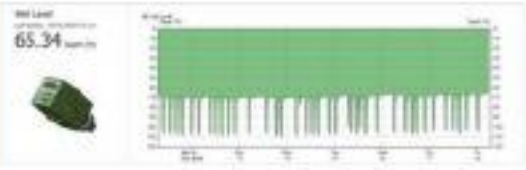
- Simple installation in any well configuration
- Data logger stores up to 25 million time/date points
- Weather resistant housing
- SCADA/Telemetry Compatible
- RS232, RS485 (Modbus), 4-20mA, 0-5V, 5V Alarm, USB Outputs
- Additional alarm features available

The Well Watch 670 is the only sensor on the market with the ability to provide continuously updated, on-site level measurements in wells up to 10" diameter. The low frequency sound waves can travel through wells drilled at any angle, around corners and partial obstructions down to 7000ft. The sensor is easily mounted in a vent hole or access port on the well and provides level data without breaking the seal of the well, thus eliminating the risk of well contamination and product corrosion. The Well Watch sensors require very little power when pulsing, so they can easily be powered from available AC/DC or with a solar kit for off the grid applications.

Water levels are updated at chosen interval rates from 1 second to 60 minutes and are displayed in real time on the LCD screen. The internal data logger can store up to 25 million time/date stamped log points downloadable in .txt format that can be viewed/graphed in any program of the user's choice. Alternatively, the sensor can be paired with a cellular modem to view data remotely on a private site or complimentarily hosted page. There is no proprietary software, monthly fee or WiFi requirement.

Product Benefits:

- Real time well levels (static, drawdown, recovery)
- Enables well management and control
- No proprietary software or monthly fees
- Save time/money compared to manual readings
- Protects the investment in pump equipment
- Built in alarm capability in case of emergencies
- Comply with State and Local usage regulations



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